

C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

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November 5, 2021

Ms. Janelle Perry, Secretary to the Planning Board
Town of Olive
45 Watson Hollow Road
West Shokan, NY 12494

Re: *Subdivision Review for Sahler Mill Farm*
CTMA Project No. 21.1005

Dear Ms. Perry and Planning Board Members:

We have conducted a review of the following as submitted by Medenbach & Eggers Civil Engineering and Land Surveying and the applicant/owner Sahler Mill Farm LLC. The application is for an 8-lot subdivision with one no-build lot located on Lower Sahler Mill Road on tax parcel 60.2-3-38. The review is for general conformance with the Town of Olive Zoning Law and Rural/ExUrban Residential zoning requirements.

New Documents Submitted for November 9, 2021 Planning Board Meeting:

- Site Plan for "Sahler Mill Farm LLC Subdivision," prepared by Medenbach & Eggers Civil Engineering and Land Surveying, last revised October 26, 2021.
- HydroCAD Report entitled "Sahler Mill Farm LLC Road Culverts Report," prepared by Medenbach & Eggers Civil Engineering and Land Surveying, dated October 26, 2021.

Prior Documents:

- Stormwater Pollution Prevention Plan, prepared by Medenbach & Eggers Civil Engineering and Land Surveying, dated January 25, 2021.
- Part 1 of Full Environmental Assessment Form, last revised January 25, 2021.
- Letter dated January 22, 2021 from Medenbach & Eggers Civil Engineering and Land Surveying discussing the roadway and traffic.
- Aquifer Test Results and Report, prepared by Miller Hydrogeologic Incorporated, dated January 11, 2021.
- Threatened and Endangered Species Habitat Suitability Assessment Report, prepared by Ecological Solutions, LLC, dated August 3, 2020.
- Phase 1A/1B Archeological Investigation dated November 2020, prepared by STRATA Cultural Resource Management.
- Memo from the Town of Olive Conservation Advisory Council dated August 3, 2020.
- Letter dated August 3, 2020 from the United States Department of the Interior, Fish and Wildlife Service, regarding federally listed threatened and endangered species.
- Project Jurisdictional Screening letter from NYSDEC Region 3 dated September 4, 2020.

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- Letter dated November 10, 2020 from NYS Office of Parks, Recreation and Historic Preservation.
- Public Comments received in writing and verbally at the February 16, 2021 and March 16, 2021 public hearings.

Our review assumes that the data and calculations presented on the plans are true and correct representations of existing and proposed conditions, and our review is not intended to relieve the Applicant or their agent of their responsibility for the accuracy and completeness of the information shown thereon.

The recent submission of documents has significant project changes and reduces the number of lots from 13-lots in the prior submissions to 8-lots, with one lot being a no-build lot. We offer the following comments:

On-Site Wastewater Disposal Comments:

1. Site Map: Septic areas are called as 12,500 square feet in size on this plan sheet. This number should be updated to match what is shown on the other plan sheets.
2. Septic Area Grading: The detail sheet shows that the septic areas are raised above the existing topography, but no grading is shown on the plans.
3. Septic Area Drainage Ditch Setback: The reserve septic areas for Lots 1 and 3 are within 20 feet of the drainage ditch along the road and do not meet that setback requirement.
4. Septic Area Property Line Setback: The reserve septic area for Lot 4 is within 10 feet of the property line and does not meet that setback requirement.
5. Reserve Septic Areas: The reserve septic areas shall be included in the limits of disturbance as those areas may be disturbed at a later date.
6. The plans include septic system design data for both three and four bedroom homes, but the septic area and lateral length shown on the plans for most of the lots is the size for a three bedroom home. It is suggested that the plan show the septic area for a four bedroom home as this is the larger septic field. All site disturbance, grading and setbacks should be confirmed for the four bedroom house. If a septic system for a four bedroom house cannot be installed on a specific lot due to site constraints, then the plans must call out that restriction.
7. Septic Details: No pressure tanks are shown on the Utility Plans. Clarify where these are being used. If they are not being used, the detail can be removed from the plans.

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8. Septic Details: The slope of the shallow absorption trench should be 3:1. As shown it is 4:1.5, which is steeper.
9. Septic Details: Septic Detail - The clean out should be shown on the other side of the septic tank as all the septic tanks are shown less than 50 feet from the dwelling.

Stormwater and Miscellaneous Comments:

10. The reduction in lot number for this subdivision now places the project at a site disturbance of less than 5 acres. Therefore, per NYSDEC requirements, the project is required to prepare a Stormwater Pollution Prevention Plan with only Erosion and Sediment Controls. A SWPPP with water quality and quantity controls is not required by NYSDEC for single-family residential subdivisions disturbing between 1 and 5 acres. The final subdivision plans shall show a limit of disturbance and the total land disturbance for each lot as part of the project's subdivision approval process to confirm that the total site disturbance is less than 5 acres.
 - a. The Planning Board should discuss with the Planning Board Attorney if additional measures within the subdivision approval or deed restrictions will be required as a result of this discussion on the limit of disturbance.
11. Tree Clearing: It is unclear where the existing tree line is and what the limit of tree clearing for this project will be.
12. Culverts: The culverts, both across the road and driveways, do not have two feet of cover, which is a requirement for HDPE pipe to be considered traffic rated. Please revise the type of pipe or lower the pipe to have 2 feet of cover.
13. Drainage Ditch: The drainage ditch appears to have a gap in it at the west side of Lot 1. Revise the grading in this area or provide spot elevations to show positive drainage.
14. Contour Labels: Contour labels for the grading along the driveways for Lots 1 and 4 are mislabeled.
15. Silt Fence: The silt fence for Lot 3 should be shown on the east side of the driveway.
16. Finished Floor Elevations: As plans progress, please provide finished floor elevations.
17. Erosion and Sediment Control Details: The permanent seeding date has a typo.

Please feel free to call me at 518.786.7651 or email at k.serra@ctmale.com should you have any questions in this matter.

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Sincerely,

C.T. MALE ASSOCIATES

A handwritten signature in cursive script that reads "Kathryn C. Serra".

Kathryn C. Serra, P.E.

Project Manager

cc: Planning Board Members
James Bacon, Esq, Planning Board Attorney
Barry Medenbach, P.E.
Michael Moriello, Esq, Applicant's Attorney
Frank Dunn, Applicant